

**Minutes of the Meeting
July 16, 1998**

Projects Reviewed

Fun Forest Phase II-IV
Interpac Development
Salmon House (Discovery Park)
Bus Shelter (Discovery Park)
Apprenticeship Training Center

Convened: 9:00am

Adjourned: 3:00pm

Commissioners Present

Barbara Swift, Chair
Moe Batra
Carolyn Darwish
Gerald Hansmire
Rick Sundberg

Staff Present

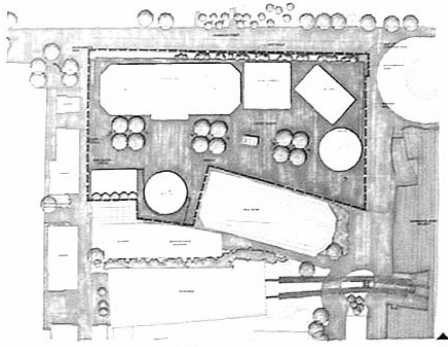
Michael Read
Peter Aylsworth
Rebecca Walls

071698.1 Project: **Fun Forest Phase II-IV**
 Phase: Phase II — Update
 Phase III— Design Development
 Phase IV— Design Development (Subcommittee: Batra, Sundberg)
 Previous Review: November 6, 1997
 Presenters: Dave Buchan, Seattle Center
 John Taylor, Callison Architecture
 Ahna Holder, Callison Architecture
 Time: 1 hr. (hourly)

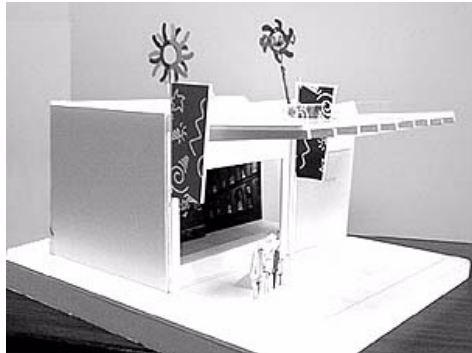
The Fun Forest is located at Seattle Center north of the monorail station, between the Center House and the new EMP project. Phase I has been completed, Phase II is near completion, and Phase III and IV are being designed.

Phase II of the project includes the construction of the Fun Forest Maintenance Building with maintenance shop facilities and “Scoops” restaurant at the south edge of the Fun Forest near the monorail. This phase of the project, now under construction, was reviewed by the Commission on November 6, 1997.

Phase III of the project includes the temporary removal of Fun Forest rides to accommodate the relocation of the north retaining wall 25 feet to the south for an improved pedestrian promenade along Harrison Street. This phase also includes re-paving the Fun Forest area, adding new plantings, and installation of a new water retention system. It also includes installation of three quads of trees, with additional benches and ticket booths.



Fun Forest site plan



Model of “Joint” unit

Phase IV of the project includes replacement of the “Joints,” currently located along the west edge of the Fun Forest. The new “Joints” will have decorative concrete block walls, with new cantilevered canopies. The doors will be located at the front edge of the counters with block pilasters between each unit. Above each pilaster a banner, topped by a spinning whirly-gig, will penetrate through the canopy, creating a visual link to the nearby Kiddyland. The canopy will also have a row of skylights allowing more daylight to penetrate into each unit.



Before



After



View north of entry with new "Joint"

Discussion:

- Sundberg:** Personally, I find the existing "Joints" depressing and am encouraged by the direction of this project. I am also encouraged by the additional "Joint" at the south end, giving a sense of entry to the Fun Forest. The banners, strengthened by with the whirly-gigs, is a great way to link the Fun Forest to Kiddyland,
- Buchan:** The image of the "Joints" is slowly improving. The Fun Forest is basically a family owned traveling road show carnival that has stayed here for 25 years. This project is a big investment for them to make.
- Sundberg:** The Fun Forest generates a lot of revenue for the Seattle Center.
- Batra:** Is the skylight continuous along the row of "Joints"?
- Taylor:** Probably not. Due to budget constraints, it may become a row of individual skylights over each unit.
- Sundberg:** I encourage you to keep them as large as the budget allows. It is important to get as much light under the canopy as possible.
- Batra:** I like the design.
- Read:** Will they be monitors or skylights?
- Taylor:** Probably skylights with a short wall around them.
- Read:** How will the interiors of the units be treated.
- Ahna:** By moving the doors out to the front of each unit, we have eliminated vandalism to unit interiors. Therefore, we can use better materials than the standard Astroturf and plywood.
- Taylor:** Although they are treated as individual units, each "Joint" is subject to changing vendors and requires a certain level of consistency.
- Batra:** The metal doors may be an opportunity for some sort of graphics or artwork, especially since they are closed much of the time.
- Action:** The subcommittee appreciates the update on Phase II, the restaurant and maintenance shop, and recommends approval of Phases III and IV with the following comments and recommendations:
- the landscaping along the north edge of the Fun Forest adjacent to Harrison Street is a great improvement;
 - continue to work with the Experience Music Project in developing the paving joint at the east side of the Fun Forest;
 - include sufficient seating within the Fun Forest area;
 - consider treating the "Joint" doors with graphics to enliven the space when doors are closed.

Phase: Skybridge (subcommittee: Batra, Darwish, Sundberg)
Previous Review: June 18, 1998
Presenters: Janet Faulkner, Callison Architecture
Attendees: Gordon Clowers, Construction and Land Use
Courtney Kaylor, Phillips McCullough Wilson Hill & Fikso
Jose Luis San Miguel, Callison Architecture
Time: .5 hr. (Hourly)

The Interpac Development is located on the Camlin Hotel block. In response to previous Commission comments and recommendations, the design team has pulled back the skybridge from Pine Street approximately 60 to 80 feet, allowing more light into the alley and continuing the established downtown building rhythm. The skybridge will only cover the loading dock portion of the alley.

The sidewalk treatment, street trees, tree grates, brass street name inlays, and street lighting will all be city standard for the downtown area. The design team is using the Pine Street Advisory Task Force document as a guide in developing the streetscape.

The southwest entry, a 35 foot high glass wall, is being redesigned in an effort to pull pedestrians into the lobby and plaza spaces.

Discussion:

- Batra:** What will the skybridge look like from the street?
- Faulkner:** There will be a couple of feet of structure with plantings and a railing above. A pedestrian on the sidewalk would also see the trees and plantings in the plaza area.
- Darwish:** I like the skybridge pulled back away from the street and the standard streetscape development. I would like to see a wayfinding system developed for the southwest glass entry that would draw people off the street into the plaza.
- Faulkner:** The building design is still in schematics and the glass entrance lobby is being developed. We are trying to draw people in with strong visual elements rather than signage.
- Batra:** Do you have an idea of what kind of elements you might use for wayfinding?
- Faulkner:** It could be developed in many ways, from facade treatments to concrete inlays on the sidewalk.
- Sundberg:** I agree that strong visual elements would be better than signage. The lighting design will also be very important in developing a sense of entry and leading up to the plaza. Glass walls can be very reflective and uninviting. The plaza has the feeling of a place you would just happen to find. We really want people to find it. I think the glass wall could begin to bring people in, although more definition is important. An artist may be able to help in tying a wayfinding system into the architecture without adding too much cost.
- Batra:** The plaza could be a nice, inviting place. It is important that the view of the skybridge from Pine Street be as refined and inviting as possible.
- Read:** Pulling the bridge back from the sidewalk will allow a better line of vision to the plaza. Wayfinding will be important in drawing people from the alley as well as from the corners. People will see the plaza from the alley and will need to know how to access it. Is there opportunity to access the plaza through the retail spaces adjacent to the alley?
- Sundberg:** They are single floor retail spaces. I have some reservations about the special paving at the southwest corner. I would typically suggest that a standard paving be used, with other elements to lead people in. However, this paving design is so integrated with the building that the paving itself seems like a strong element

leading people into the plaza. The development of the glass facade will be an important factor.

Batra: It is hard to decide at this phase of development. Perhaps lingering elements, such as benches or drinking fountains, could be added to the southwest entry area to draw people into the space.

Sundberg: The southwest corner will need lingering elements and clear entry points defined as it develops. I encourage a finer grain of development that goes beyond nice paving and entry doors. This could include the size and proportion of the openings, seating or other lingering elements, or information kiosks. You have come a long way at this stage of development, and I urge you to go all the way, to ensuring that this project has a significant civic presence. What material would the special paving be made of?

Faulkner: It could be stone or concrete extended inside the lobby space, but with different finishes.

Sundberg: I am interested in the sidewalk being consistent in pattern and material.

Read: Perhaps the standard sidewalk paving is used and extends into the lobby space. It would draw people into the space as an extension of the sidewalk, rather than the special paving extending out as an extension of the lobby. In the rendering, the glass entry facade have a private, corporate appearance, while the retail and commercial facades have a more welcoming appearance.

Faulkner: We share those concerns and they are the reason we are redesigning the glass entry space. We looked at the retail fronts along Pine street, with little niches and portals, and are redesigning the glass entry with similar elements.

Walls: What were the Design Review Board's comments on the project?

Clowers: The Board discussed an open, unconditioned entry versus an enclosed space in terms of visibility and security. They preferred an enclosed entry for security reasons, but wanted the greatest possible visibility to the plaza space.

Sundberg: The lighting will have a lot to do with the facade's reflectiveness and transparency.

Faulkner: There will be street lights between the street trees, but the building lighting is not yet determined.

Action: **The subcommittee appreciates the thorough presentation and recommends approval of the skybridge as presented with the following comments and recommendations:**

- **the subcommittee commends the design team on using the Pine Street Advisory Task Force document as a resource for streetscape improvements;**
- **the subcommittee encourages continued refinement of the south edge of the skybridge, as the only portion visible from the sidewalk.**
- **the subcommittee realizes that issues involving special paving at the southwest corner are not tied to the skybridge request, but to a street use permit and future review will be required.**
- **the subcommittee requests a future presentation of the southwest entry and the wayfinding features that will encourage lingering and invite the public into the plaza space.**

The Commission postponed discussion of its advisory role versus a possible regulatory role due to the absence of Commissioners. The Commission spent this time discussing the Nordstrom office tower project and the User Guidelines.

071698.4 Project: **Commission Business**

Action Items:

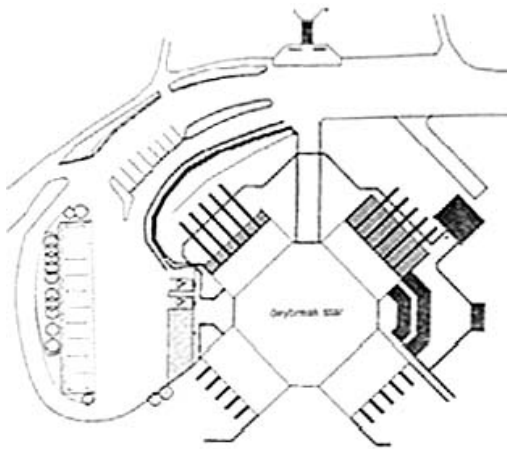
- A. MINUTES OF JULY 2 MEETING: Approved as amended.

Discussion Items:

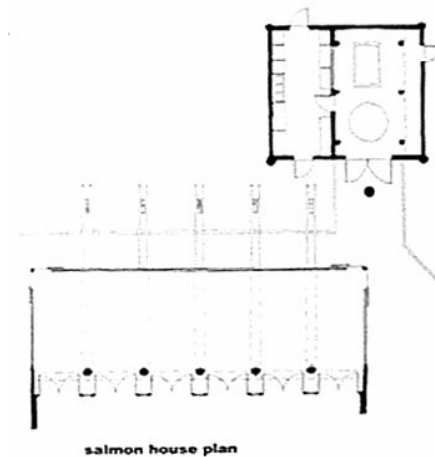
- B. MUNICIPAL CENTER UPDATE: Hansmire reported. The Commission discussed its role on the consultant selection committee and other concerns.
- C. LIGHT RAIL REVIEW PANEL: Read reported on the attempts to get agreement on the conceptual scope with the intention of hiring a full time staff person to develop the details.
- D. JULY 29TH CITY COUNCIL LUNCH PRESENTATION: The presentation is scheduled at 12:00pm, with a Commission preview at 11:00am, and could last 1½ hours.
- E. RESPONSE TO MAYOR SHELL'S PROPOSAL: Swift and Murdock reported on a meeting with Denna Cline.
- F. USER GUIDELINES: Aylsworth presented a program, timeline, and conceptual layout for the new User Guidelines. The Commission discussed potential projects to feature that exemplified a high quality presentation.
- G. ARBORETUM LAKESIDE TRAIL: Walls reported.
- H. SAND POINT DESIGN REVIEW: Batra and Walls reported on the Sand Point Design Review Committee meeting.
- I. SDC ACCOUNTING: Read and Walls reported.
- J. QUEEN ANNE STANDPIPE: Swift reported.
- K. CIP ON INWEB: Read reported. The Commission staff are in the process of developing a database for more efficient record keeping and future development of a Design Commission web page.
- L. DOPAR INHOUSE CIP DESIGN WORK: Walls reported on DOPAR's plan to increase the amount of design work done within the department.
- M. SEATTLE SYMPHONY & EMP TOURS: Walls reported on potential SDC tours of these projects in the near future.
- N. WEST LAKE UNION NEIGHBORHOOD: Read reported. The Commission would like an update briefing on the project.
- O. NORTHGATE DESIGN COORDINATION WORKSHOP: Walls reported. The stadium project will be coming in to present the development of urban design elements.
- P. GROWING VINE STREET: Read reported on the Growing Vine Street document. The Commission discussed the document's potential role as a Master Plan for Vine Street and a sample Master Plan for other Green Streets.

071698.5 Project: **Salmon House (Discover Park)**
 Phase: Design Development
 Presenters: Greg Ransom, Arai/Jackson
 Attendees: David Hanson, Discovery Park Advisory Council
 Ursula Judkins, Discovery Park Advisory Council
 Claudia Kauffman, United Indians of All Tribes Foundation
 Pete Marshall, Parks and Recreation
 Michelle Sanidad, United Indians of All Tribes Foundation
 Time: .5 hr. (0.3%)

The Salmon House will enclose existing salmon pits used in cooking salmon for ceremonial functions. Functions range from POWWOW celebrations to Indian Dinner Theater programs and Indian Art Markets.



Site plan



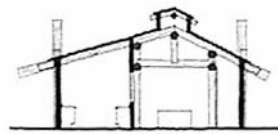
salmon house plan

Floor plan (atrium & Salmon House)

The 24 foot by 28 foot pole structure, done in a traditional Northwest Indian motif, will house two salmon pits and a meal preparation space. In front of the main double-door entry will be a 20 foot high carved totem pole.



Longitudinal section



Cross section



West elevation

The project will also include enclosing an existing deck with a glass atrium. The metal and glass structure would be located between the structural members of the Daybreak Star building.

Discussion:

- Darwish:** I suggest the addition of a restroom facility in the new Salmon House.
- Swift:** This is a much smaller project than I expected after reading today's agenda. I was expecting to see a presentation on the People's Lodge and wonder where it is in the design process.
- Ransom:** The People's Lodge is still in the EIS process which should be completed in a few weeks. Then the DRAFT EIS will be distributed for public review and comment.
- Hanson:** Will the cobblestone path be ADA accessible?
- Ransom:** Yes it will comply with all applicable ADA regulations.

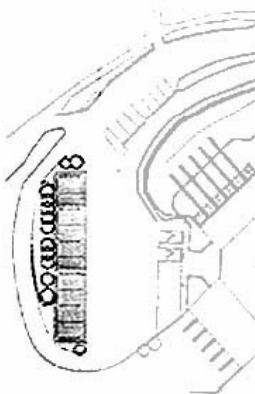
- Hanson:** I am concerned about vandalism and damage prevention.
- Ransom:** We could install a security system.
- Kauffman:** The Daybreak Star building currently has 24-hour security personnel.
- Batra:** It appears that the circulation path between the Daybreak Star building structure and the Salmon House is very narrow.
- Darwish:** What is the method of cooking the salmon during a burn ban?
- Sanidad:** We use internal stoves rather open fires during burn bans.
- Hansmire:** The circulation from the preparation space to the new Dining room atrium is difficult and needs refinement. The corner entry into the Dining room also needs refinement in terms of in-and-out server use. Is there room on the site to move the building location slightly?
- Ransom:** There is a bank to the north and a slope downward to the east, but there is some room to shift the building.
- Hansmire:** I encourage you to develop a way to screen the trash receptacles and service area.
- Ransom:** Service access will be located on the east side of the Salmon House.
- Swift:** It is difficult to evaluate, without any contextual or site information, whether the Salmon House is situated in the best possible location or how the service access and trash receptacles will be integrated in the landscape.
- Hansmire:** A more advantageous siting of the Salmon House may be on the diagonal, facing the Dining room entrance.
- Swift:** I agree, it should be somehow related to the corner stairs and plaza as well as the dining room atrium.
- Darwish:** Is there an opportunity to glaze part of the Salmon House so that people can watch the fish being cooked?
- Ransom:** Traditional Northwest Indian buildings seldom had exterior windows. The two, four foot wide, entry doors will be kept open during the cooking process.
- Swift:** The location and design of this building need to be looked at in relationship to the surrounding landscape.
- Hanson:** What is the roofing material of the dining room atrium?
- Ransom:** It will be a glass skylight system with metal frames. The existing classrooms on the second floor of the Daybreak Star building have skylights. We are expanding them to cover the dining room atrium.
- Action:** **The Commission supports the direction of the project as presented and makes the following comments and recommendations.**
- **provide adequate space for circulation between buildings with ADA and pedestrian friendly paving;**
 - **reevaluate the Salmon House siting in relation to the Daybreak Star building and the surrounding landscape, while fully addressing service requirements for refuse collection;**
 - **develop a comprehensive site plan showing relationships with existing and proposed buildings, access, and circulation;**
 - **the Commission also encourages the addition of a restroom facility within the Salmon House.**

071698.6 Project: **Bus Shelter (Discovery Park)**
 Phase: Construction Documents
 Presenters: Greg Ransom, Arai/Jackson
 Attendees: David Hanson, Discovery Park Advisory Council
 Ursula Judkins, Discovery Park Advisory Council
 Claudia Kauffman, United Indians of All Tribes Foundation
 Pete Marshall, Parks and Recreation
 Michelle Sanidad, United Indians of All Tribes Foundation
 Time: .5 hr. (0.3%)

The Daybreak Center bus shelter at Discovery Park is located in the east parking lot of the Daybreak Star building. The bus shelter, designed as a traditional Northwest Indian pole building, will have five structural bays, each housing two Head Start busses. The shed roof slopes up to the north and steps down to follow the site contours. Between the shelter and the entrance road is a landscaping strip that wraps around the ends of the shelter.



Perspective looking northeast



Site plan



Cross section

Discussion:

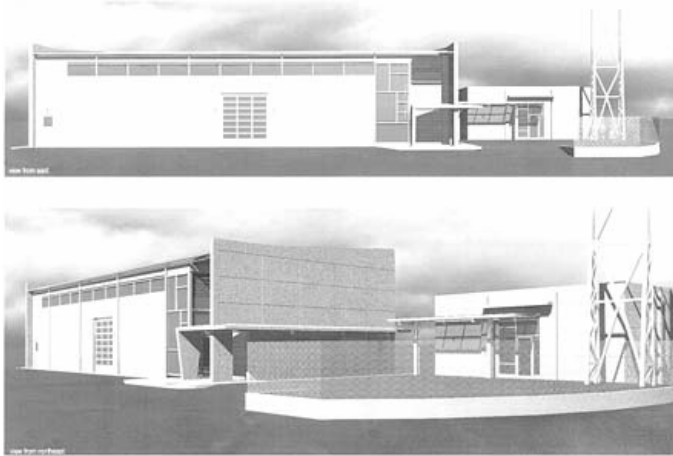
Darwish: Where will the buses unload?
Ransom: There is a load and unload zone on the east side of the Daybreak Star building.
Judkins: Have you looked at alternative locations for the bus shelter?
Ransom: Yes, we have evaluated other sites, but the current location is the most feasible.
Darwish: How will the structure be lit?
Ransom: There will be down lights for security located within the roof structure.

- Batra:** How will the poles be finished?
- Ransom:** They will be adzed in a traditional manor, probably by Native American students.
- Sundberg:** This version of the bus shelter is an improvement over the previous design. I would really like to see the relationship of all the Daybreak Center buildings on one general site plan.
- Hansmire:** I suggest more dense landscaping around the shelter to increase the sense of enclosure and to reduce the visual impact of the vehicle intense zone.
- Ransom:** That is a good idea. It is currently a sea of asphalt.
- Swift:** The planting at the ends of the shelter are not adequate. I suggest either increasing the plantings around the shelter or enhancing the existing landscape just behind the entrance access road. There has been an ongoing habitat enhancement effort around this site, and I encourage you to continue that effort. Not having seen the project before puts the Commission in the difficult position of evaluating it without alternatives or the opportunity to offer advise on the project's development.
- Action:** **The Commission appreciates the presentation and recommends approval of the project as presented in construction documents with the following recommendations.**
- **the Commission recommends enhanced landscaping, either around the shelter or around the entrance road, to increase the sense of enclosure and reduce the visual impact of the bus shelter;**
 - **the Commission would like to see future Daybreak Center projects presented in the context of the entire site and how it is developing, in order to evaluate opportunities and alternatives.**

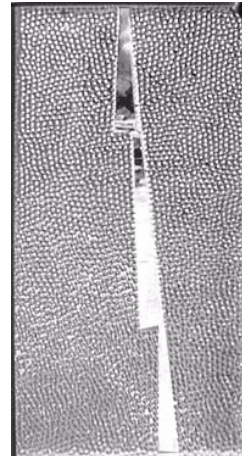
071698.7 Project: **Apprenticeship Training Center**
 Phase: Design Development (subcommittee Batra, Darwish, Hansmire, Sundberg)
 Previous Review: June 18, 1998
 Presenters: Jeff Floor, Arai/Jackson
 Paul Marioni, artist
 Attendees: Neal Knapper, Seattle City Light
 Karen Carbonaro, Seattle City Light
 Time: .5 hr. (0.3%)

In response to previous Commission comments and recommendations, a three foot high concrete wall has been added to the base of the east facade to protect the metal exterior from damage by vehicles. The steel canopy on the rectifier building is consistent with the industrial surroundings and within the project's budget. The outdoor training yard will be illuminated from lights underneath the two canopies.

The artwork design is not yet complete, but will tie the two buildings together with a common theme and locations near the main entrances. The materials will be clear glass beads placed around patterns of yellow and blue dichromatic glass that will transmit yellow light and reflect blue light. This artwork will be compatible with that in the main entrance of Building A which has a light and water theme using crushed, colored glass.



East elevation & perspective



Sample of glass artwork

Discussion:

- Batra:** Why is the outdoor training yard enclosed by a fence?
- Floor:** It is fenced in currently to delineate the training area from parking areas. We are only replacing the existing fence and adding a short concrete retaining wall.
- Sundberg:** I think the art concept is terrific.
- Marioni:** The pattern of the glass is not yet designed. The glass artwork will be sealed behind thermal pane windows for added efficiency and noise reduction.
- Batra:** Do you work only with glass?
- Marioni:** I work a lot with glass and metal, but I also design furniture and do torazzo work.
- Darwish:** I like the glass artwork. I wonder if the two buildings and training yards could be more tied together. Perhaps removing the canopies and using the training yard retaining wall as a curb to connect the outdoor spaces would tie them together.
- Floor:** The users would probably object to additional curbs or retaining walls.
- Darwish:** Perhaps just changing the concrete canopy to steel would tie the two buildings together visually.
- Sundberg:** I think that was the direction we were suggesting at the last review, although it wasn't clearly stated.
- Floor:** I must have misunderstood—I thought you were concerned about the metal canopy on the rectifier building.
- Hansmire:** A metal canopy might better unify the two buildings, but I wonder if it is a viable recommendation at this point in the design. The current design doesn't bother me. A concrete canopy will have better protection against the rain than a metal one.
- Read:** It looks like the thermal pane glass over the artwork has a green tint.
- Floor:** It will be clear. We had hoped to use some tinted glass, but it is not in the budget and would probably detract from the artwork.
- Action:** **The subcommittee appreciates the design team's attention to previous comments and recommends approval of the project as presented. The subcommittee is enthusiastic about the direction of the glass artwork.**